



5316 Deep Valley Run
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Phase I Environmental Site Assessment

for

**128 and 130 E. Cabarrus Street
500, 508, 512, and 517 S. Blount Street
108, 111, 112, 114, and 116 Stronach's Alley**

Raleigh, North Carolina

prepared for:

City of Raleigh

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Geological & Environmental Consulting

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1.0 EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment was conducted by *GeoLogix* personnel on eleven (11) tracts of land located at the following addresses in Raleigh, North Carolina: 128 and 130 E. Cabarrus Street; 500, 508, 512 and 517 S. Blount Street; and 108, 111, 112, 114 and 116 Stronach's Alley. The tracts which comprise this project will hereafter be referred to in this report as the "subject property." Information regarding the subject property was gathered through an on-site reconnaissance, a review of aerial photographs, interviews with persons familiar with recent use of the properties, and a review of current environmental regulatory agency information.

Observations made during the site reconnaissance indicated that structures are currently located on the subject property at 128 E. Cabarrus St., and at 500, 508 and 517 S. Blount St. Aerial photographs reviewed indicated that many of the buildings currently on the tracts were in existence in 1964. Additionally, in the 1964 photo, structures are visible on subject property tracts at 512 S. Blount St., and at 108 and 112 Stronach's Alley. In the 1974 photo, the structures at 512 S. Blount St. and 112 Stronach's Alley were no longer visible. In the 1983 photo, the structures at 108 Stronach's Alley were no longer visible, and generally the subject properties appeared in the aerial photo much as they do at present. Copies of four of the aerial photographs reviewed during this study are included in Appendix C. It is conceivable that residences or other structures may have existed on other tracts on the subject property in the past before records and other reliable informational sources such as aerial photographs were available.

There was physical evidence observed during the site reconnaissance to indicate the existence of at least two underground storage tanks (USTs) on the tract at 500 S. Blount St. A service station was previously operated at that location. It is unknown for certain if any old, unregistered UST(s) may have existed on this or other sites. Although no other positive evidence of a UST was observed, there is the potential for USTs on the subject properties where residences were previously located. No above ground storage tanks were observed during the site reconnaissance.

No National Priority List sites or Solid Waste facilities were identified within or close to standard ASTM search distances of the subject property during the review of regulatory agency listings. Two CERCLIS facilities, nine RCRA hazardous waste notifiers, twenty Leaking Underground Storage Tank (UST)/Groundwater Incidents list sites, and two Inactive Hazardous Waste Sites were identified within standard ASTM search distances. None of those facilities would be expected to have an adverse impact on the subject property. Emergency Response Notification System (ERNS) database information obtained from the North Carolina Division of Emergency Management indicated no reported spills on or in proximity to the subject property.

Scattered containers, paper products, and other domestic wastes were observed on many of the tracts. No environmental concerns would be anticipated from the solid waste disposal on these tracts.

No evidence of hazardous or toxic substances, wastes, materials or other environmental contaminants being used on or stored at the subject property was observed. However, due to the nature of the business, there is the potential for use of toxic substances and storage of hazardous wastes at the Innovative Sign Systems shop at 128 E. Cabarrus St. There was no evidence of environmental impairment on the subject property.

A review of chain-of-title information indicated that a dry cleaner used to operate at the 517 S. Blount St. tract. In the past, it was common practice at dry cleaning facilities to dispose of dry cleaning fluids (usually perchloroethylene) on site, or store the waste fluid in an on-site tank. Accordingly, there is some potential for perchloroethylene contamination on that tract.

In summary, this Phase I assessment revealed no positive evidence of recognized environmental contamination in connection with the subject property. However, there is the potential for surface or subsurface environmental contamination currently existing on the subject property. The greatest potential for contamination exists at the former gasoline service station located at 500 S. Blount St., the former dry cleaners site at 517 S. Blount St., and, due to the nature of the business, at the sign shop at 128 E. Cabarrus St. There is also the potential for old heating oil USTs existing on tracts where residences are currently or previously located.

This Phase I Environmental Site Assessment represents a thorough attempt to identify potential sources of environmental contamination. However, there is always the possibility that sources of contamination have escaped detection due to the limitations of this study, the inaccuracy of governmental records, the presence of undetected and unreported environmental incidents, or the inaccuracy of information furnished by other parties used to arrive at the conclusions reached in this report.

The findings contained in this report are relevant to the dates of the site work and should not be relied upon to represent site conditions at other times. The Phase I study of the subject property was performed generally within the scope and limitations of ASTM Standard Practice E-1527.

2.0 OBJECTIVES, PURPOSE and SCOPE

The objective of this Phase I Environmental Site Assessment was to assess the environmental status of the subject property for the purpose of identifying existing or potential environmental liabilities which could be reasonably anticipated. The work was performed in accordance with an agreement between Mr. Greg Pittman of the City of Raleigh and Mr. Rob Livermon of *GeoLogix*.

This report is presented in nine sections. Section 2.0 outlines the scope of the services performed in conducting this assessment and the limitations of the assessment. Section 3.0 provides a description of the site, and Section 4.0 discusses the site history. Section 5.0 summarizes the physical environmental setting of the subject property, and Section 6.0 presents information obtained during the site reconnaissance. Section 7.0 summarizes the information obtained from government environmental regulatory agency databases collected by Environmental Data Resources (EDR), and Section 8.0 includes the summary and conclusions reached from this assessment.

Appendices at the conclusion of this report include the following: Site location map, site property map, aerial photographs, U. S. Geological Survey topographic quadrangle map, representative photographs of the subject property, regulatory agency information, and qualifications of *GeoLogix* personnel.

The scope of this project included a visual inspection of the property to check for conditions indicative of past use or storage of hazardous or toxic substances/wastes or other environmental contaminants. During the site walkovers, a search was conducted for specific items outlined in Section 6 of this report. Readily available information regarding historical site usage, surface and subsurface conditions, interviews with persons associated with the tract, and a review of governmental regulatory information were generally used in preparation of this report. The scope of this Phase I assessment did not include a detailed groundwater review, asbestos testing, wetlands study, or sampling of air, soil, surface water or groundwater for environmental contaminants.

The scope of work conducted in this assessment was agreed upon in telephone conversations between Mr. Greg Pittman of the City of Raleigh and Mr. Rob Livermon of *GeoLogix*. Routine services performed were in general accordance with ASTM Standard Practice E-1527. *GeoLogix*'s tasks consisted of the following:

Task 1 - Historic Activities Review

GeoLogix researched readily available historic information regarding past users, owners, or activities conducted on, or adjacent to, the subject property which may have resulted in an adverse environmental impact.

Task 2 - Environmental Incidents and Regulatory Agency Review

This task involved identification of known or suspected environmental incidents or regulatory/compliance enforcement action on or near the subject property. Readily-available environmental incident and regulatory information databases were researched.

Task 3 - Review of Area Environmental Setting

Information on site topography, surface water, anticipated groundwater information, and the surrounding area was reviewed to characterize the physical environmental setting of the site. Informational sources can include maps, topographic maps, reports, publicly accessible documentation, and interviews.

Task 4 - Site Reconnaissance

GeoLogix conducted a site reconnaissance on readily-accessible areas of the subject property to view current site conditions and evaluate potential sources of environmental contamination identified in Tasks 1 and 2. Observations were made of adjacent property during the site reconnaissance and the vehicle reconnaissance.

Task 5 - Phase 1 Report Preparation

Information collected in the four tasks above was evaluated and summarized in this report. The report is based on information from the field reconnaissance and visual observations made on the site and adjacent property. Available information was interpreted and documentation reviewed.

This report is intended for the use of the City of Raleigh. The scope of services performed in this assessment may not be appropriate to satisfy the needs of other users. Any use or re-use of this document or the findings, conclusions, or recommendations present are at the risk of the user.

This study was undertaken and completed in accordance with the professional standards and generally accepted practices of environmental consultants at the time of preparation of this study. The scope of services for this assessment was limited and should not be construed as a guarantee that no currently unrecognized environmental concerns exist at the site. The study was not intended to be a definitive investigation of potential environmental concerns at the subject property. The scope of this Phase I report did not include a detailed groundwater review, asbestos testing, wetlands study, or sampling of air, soil, surface water or groundwater for environmental contaminants.

The opinions and recommendations presented in this report apply to the site conditions at the time of the assessment and those reasonably foreseeable. They cannot necessarily apply to site changes of which *GeoLogix* was not aware and has not had the opportunity to evaluate.

3.0 SITE OVERVIEW

3.1 Site Location

This report provides the results of a Phase I Environmental Site Assessment conducted by *GeoLogix* on tracts located at 128 and 130 E. Cabarrus Street, 500, 508, 512, and 517 S. Blount Street, and 108, 111, 112, 114, and 116 Stronach's Alley in Raleigh, North Carolina. For purposes of this report, the eleven tracts were combined together and treated as one subject property. A site vicinity map (Appendix A) and a site property map (Appendix B) are included in this report.

3.2 Adjoining and Surrounding Property Use

The subject property is located in a downtown urban setting. The tracts are generally surrounded by residences, parking lots, vacant lots, and small commercial buildings. Large downtown office buildings are located only a block or two away. The tracts which comprise the subject property are bounded by a mix of streets, parking lots, residences, commercial buildings and vacant lots.

3.3 Vehicle Reconnaissance

A vehicle reconnaissance was performed to verify surrounding land usage and identify potential sources of environmental concerns in the vicinity of the subject property. The vehicle reconnaissance was performed on the following roads: E. South Street, S. Wilmington Street, E. Davie Street, E. Cabarrus Street, E. Lenoir Street, and S. Blount Street. Land usage observed in the vicinity of the subject property included office buildings, residences, commercial businesses, and a number of vacant lots many of which are used as parking facilities. No significant or potential environmental concerns were identified during the vehicle reconnaissance.

4.0 HISTORICAL SITE USE AND PROPERTY CONDITIONS

4.1 Current and Prior Ownership

The eleven tracts included in this study are owned by various parties (see Section 4.4).

4.2 Interviews

GeoLogix interviewed Mr. Adokey, manager of the Convenient Food Mart at 117 S. Blount Street. Mr. Adokey was able to provide recent historical information regarding that portion of the subject property. Mr. Roy Hicks, co-owner of Gillies Restaurant located at 126 E. Cabarrus Street, was able to provide historical information regarding the general area surrounding the subject property.

4.3 Aerial Photograph Review

The study included a review of aerial photographs at the North Carolina Department of Transportation (DOT) Photogrammetry Unit offices on Poole Road in Raleigh, North Carolina. The first available N. C. DOT aerial photograph of the subject property was taken in 1964.

N. C. DOT photographs reviewed included:

- Mission 434, Exposure 49, flown June 7, 1964
- Mission 1121, Exposure 78, flown February 12, 1974
- Mission 1719, Exposure 32, flown April 20, 1983
- Mission 3571, Exposure 427, flown March 25, 1995

A review of the aerial photographs indicated that some of the current parking areas used to be the site of residences. Some of the subject property tracts have essentially remained unchanged since the 1964 photograph. Structures are currently located on the subject property at 128 E. Cabarrus St., and at 500, 508 and 517 S. Blount St. However, in the 1964 photo, structures were visible on subject property tracts at 512 S. Blount St., and at 108 and 112 Stronach's Alley. The structures at 512 S. Blount and 112 Stronach's Alley were no longer visible in the 1974 photo. Then, in the 1983 photo, the structures at 108 Stronach's Alley were gone. Those three lots are currently still vacant and/or used as parking lots. Copies of four aerial photographs reviewed as part of this assessment are available in Appendix C.

4.4 Chain-of-Title Search

The following chain-of-title information was furnished by the City of Raleigh:

108 Stronach's Alley - Paul and Hilda West to D. C. and Emma Adams on 5-24-40 (Deed Book 823, Page 622); Emma Adams to D. Carlyle Adams, Jr., on 7-7-86 (Deed Book 3771, Page 637).

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111 Stronach's Alley - N. M. and Flora Gurley to W. P. Gurley on 7-23-43 (Deed Book 897, Page 242); W. P. and Elizabeth Gurley to John Culbertson on 8-11-88 (Deed Book 4326, Page 245).

112 Stronach's Alley - W. L. Crudup to William Gatling on 10-24-38 (Deed Book 792, Page 127); William Gatling to Claude Barbee and Sarah Barbee Hanner on 1-1-69 (Deed Book 1861, Page 257).

114 Stronach's Alley - W. H. and Sarah Matthews to Percy Carr on 7-25-1900 (Deed Book 174, Page 148); Percy Carr died (will probate 1-5-23) and tract to Hubert Bennett; Hubert Bennett died (no information available); W. P. Few (Commissioner) to P. R. Britt on 9-10-71 (Deed Book 2017, Page 359).

116 Stronach's Alley - Nora M. Glenn, et al, to W. A. and Jean Glenn on 7-30-58 (Deed Book 1328, Page 125); W. A. and Jean Glenn to Auto Discount Company on 4-29-61 (Deed Book 1326, Page 592); Auto Discount Company to A. J. Harmon on 12-29-86 (Deed Book 3906, Page 172); and estate of A. J. Harmon to trustee Wachovia Bank on 12-25-96 (Estate Book 97E40).

508 S. Blount St. - P. B. and Helen Rodgers to L. E. and Gertrude Jones on 7-18-46 (Deed Book 947, Page 560); Estate of Gertrude Jones to L. E. Jones, II, et al, after 10-31-91 (Estate Book 92E255); L. E. Jones, Jr., to A. M. Horton on 2-15-95 (Deed Book 6439, Page 249).

517 S. Blount St. - Green Cleaners to C. A. Haywood on 9-19-58 (Deed Book 1332, Page 372); Estate of C. A. Haywood to C. A. Haywood, Jr., et al, after 6-10-80 (Estate Book 80E933); Estate of C. A. Haywood, Jr., and estate of wife Phyllis Haywood to Paula Martin Smith after 10-27-97; Paula Martin Smith, et al, to Namee Barakat on 8-1-98 (Deed Book 8163, Page 429).

128 E. Cabarrus St. - Horace Dove owned on 3-24-52 (Deed Book 1096, Page 262); Horace and Evelyn Dove to Arthur and Evelyn Dove on 9-3-74 (Deed Book 2269, Page 450); Arthur Dove died; Arthur Dove by estate to Kenneth Dove on 6-1-90 (Deed Book 4715, Page 910); and Kenneth Dove to McLaurin Management on 7-23-96 (Deed Book 7080, Page 550).

130 E. Cabarrus St. - Wachovia Bank to Louise Royster on 10-6-36 (Deed Book 729, Page 236); Estate of Louise Royster to Hubert Royster, Jr., et al, after 12-29-72 (Estate Book 73E6); Hubert Royster, Jr., et al, to First Presbyterian Church on 11-17-78 (Deed Book 2690, Page 714); First Presbyterian Church to C. R. and Sylvia Richardson on 10-12-79 (Deed Book 2782, Page 767).

No chain-of-title information was furnished for the tract at 500 S. Blount St.

5.0 ENVIRONMENTAL SETTING/CONDITIONS

5.1 Surface Water Characteristics

Surface water drainage characteristics were determined from information derived during the site reconnaissance and from a review of the USGS topographic map for the Raleigh West Quadrangle. Surface water runoff on the tracts which comprise the subject property is generally characterized as insignificant. No surface water was observed on the subject property. Minimal flows of surface runoff may enter the subject property from adjacent properties. The general topography of the area slopes gently from northwest to southeast. There was no source of surface water environmental contamination identified upgradient which would be expected to cause significant environmental impact to the subject property.

5.2 Groundwater Characteristics

The geology of the area is dominated by metamorphic rocks of the Raleigh Belt. The rocks are generally, described as injected gneisses. They consist of biotite gneiss and schist intruded by numerous sills and dikes of granite, pegmatite, and aplite. The hydrogeological system in the area of the subject property includes both the surficial sediments and underlying bedrock. Groundwater in sediments is present in pores between individual sediment grains. In bedrock, groundwater is present predominantly in horizontal and subhorizontal unloading fractures, and in near, vertical stress fractures. Groundwater depths are variable and generally approach ground surface near streams and rivers. Based on the historical groundwater flow characteristics in this area, groundwater flow typically mirrors surface topography. Accordingly, groundwater flow in the vicinity of the subject property tracts would be expected generally in a northwest to southeast direction.

6.0 SITE INSPECTION

6.1 Site Inspection Methodology

Site walkovers on the eleven tracts which comprise the subject property were performed by *GeoLogix* personnel on April 9 and 10, 2000. Site walkovers are performed for the purpose of observing conditions which might indicate the presence of environmental contaminants on the subject property and/or on adjacent property. The limits of the property included in this study are depicted in the Site Property Map included with this report (Appendix B). The following site descriptions are based on field observations and supplemented by information from other sources.

6.2 Site Inspection Observations

6.2.1 Roadway Access to Site

The tracts which comprise the subject property are accessible from streets which border the eleven respective sites.

6.2.2 Wooded Areas and Variations of Vegetation

A few trees and assorted other vegetation are located on some of the tracts. Some tracts were partially vegetated with grass and/or weeds, and others were covered with gravel.

6.2.3 Water Bodies, Swamps, Rivers, Lakes, Pits, Ponds, Lagoons, Surface Impoundments or Holding Ponds

No water bodies, swamps, rivers, lakes, pits, ponds, lagoons, surface impoundments, holding ponds or other surface water bodies were observed on the tracts.

6.2.4 Solid Waste, Landfill, Dumping, Disturbed Soils, Direct Burial Activity

There was no visible evidence of significant solid waste disposal, landfilling, dumping, disturbed soils, or direct burial activity observed on the subject property. Occasional scattered domestic trash was observed on some tracts during the site reconnaissance.

6.2.5 Underground/Aboveground Storage Tanks

There is evidence of USTs on the subject property. Tank access ports and vent pipes suggesting the existence of USTs were observed on the subject property tract at 500 S. Blount St. during the site reconnaissance. There was no other evidence of USTs or above ground tanks observed on the tracts during the site reconnaissance.

6.2.6 Potable Water and Sewage Disposal

Potable water supply and sewage service is provided by the City of Raleigh systems to tracts where residences or commercial businesses are located..

6.2.7 Drains, Floor Drains and Sumps

There are likely drains, floor drains and/or sumps located in buildings on tracts where commercial or former business are located, and in bathrooms of residences located on the subject property. There are likely bay drains located inside the former service station at 500 S. Blount St.

6.2.8 Wells, Piezometers and Other Subsurface Monitoring Devices

No wells, piezometers or other subsurface monitoring devices were observed on the subject property during the site reconnaissance.

6.2.9 Wastewater Discharges

Other than the sanitary waste streams from residences located on the subject property, there are no current processes on the tracts which would generate a wastewater discharge.

6.2.10 Groundwater or Surface Water Contamination

No evidence of groundwater or surface water contamination was observed on the subject property during the site reconnaissance. However, without installation of monitoring wells and collection of surface water and groundwater samples, *GeoLogix* is unable to determine the actual quality of surface water or groundwater located in the vicinity of the subject property.

6.2.11 Stained or Discolored Soils or Pavement

Other than the expected oil spots in the parking lots, no stained or discolored soils or pavement were observed on the subject property during the site reconnaissance.

6.2.12 Distressed, Discolored, or Stained Vegetation

No evidence of chemically distressed, discolored, or stained vegetation was observed on the subject property during the site reconnaissance.

6.2.13 Buildings, Structures, Foundations, and Old Ruins

Buildings are currently located at 500, 508 and 517 S. Blount St., and 128 E. Cabarrus St. on the subject property. The building at 500 S. Blount St. was a former service station. A residence is located at 508 S. Blount St. A convenience store currently exists at 517 S. Blount St. The "Innovative Sign Systems" business is located at 128 E. Cabarrus St. The remains of what may be a foundation was observed on the tract at 512 S. Blount St. (a review of aerial photos indicated that a residence was previously located on site). No other buildings, structures, foundations, or old ruins were observed on site during the site reconnaissance.

6.2.14 Electrical Equipment/Suspected PCB-Filled Equipment

Two electrical transformers were observed on a pole in front of the 512 S. Blount St. tract. The pole-mount transformers were marked with a blue dot indicating that they have been tested by CP&L and found to be Non-PCB Transformers. No other electrical equipment was observed on the other tracts which comprise the subject property.

6.2.15 Utilities

Water, sewer, telephone and electrical service are available on occupied tracts of the subject property.

6.2.16 Foul/Suspicious Odors

There was no evidence of foul or suspicious odors present during the site reconnaissance.

6.2.17 Hazardous Substances/Hazardous Wastes

No hazardous substances or hazardous wastes were observed during the site reconnaissance. It is conceivable that some toxic or hazardous substances could be used in processes at the "Innovative Sign Systems" shop. There is also the potential for generation of hazardous wastes at that site.

6.2.18 Chemicals, Chemical Spills or Releases

There was no evidence of chemicals, chemical spills or releases into the environment observed on the subject property during the site reconnaissance. There is the potential for chemical use in processes at the "Innovative Sign Systems" shop.

6.2.19 Storage Containers and Drums

No storage containers or drums were observed on the tracts during the site reconnaissance.

6.2.20 Petroleum Products

No containers of petroleum products were observed on site during the site walkover.

6.2.21 Pesticides, Herbicides, Soil Conditioners, Fertilizers and Farm Wastes

There was no evidence of storage of any of the above observed on site. There was no evidence of prolonged use or misapplication of any of the above products observed on the subject property during the site reconnaissance.

6.2.22 Air Emissions

There are no activities on the subject property which would generate air emissions.

6.2.23 Other Known or Observed Environmentally Sensitive or Suspected Conditions

There were no other known or observed environmentally sensitive or suspected conditions observed during the site reconnaissance.

7.0 ENVIRONMENTAL/REGULATORY AGENCY REVIEW

7.1 Federal and State Regulatory Agencies

A database study of regulatory agency information was conducted by Environmental Data Resources (EDR) and supplemented by a review of regulatory agency information from the North Carolina Departments of Environment and Natural Resources (DENR) and Crime Control & Public Safety. The regulatory agency information included:

- Federal National Priorities List (NPL). The NPL is the U. S. Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program.
- Resource Conservation and Recovery Act (RCRA) notifiers with facilities in Wake County, North Carolina. This database is a compilation of facilities which have notified the State that they generate, store, transport, treat and/or dispose of hazardous wastes.
- Leaking Underground Storage Tanks and Groundwater Incidents listed in Wake County, North Carolina. This is a database of sites where release incidents involving Underground Storage Tanks (USTs) and certain other spills which affect groundwater are reported.
- CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) sites in Wake County, North Carolina. This is a compilation of facilities which EPA has investigated or is currently investigating for a release or threatened release of hazardous substances as defined by CERCLA.
- North Carolina Solid Waste Facilities. This is a list of solid waste facilities permitted by the N. C. Department of Environment and Natural Resources, Solid Waste Section, in Wake County.
- Inactive Hazardous Sites Inventory. This is a list of inactive hazardous sites in Wake County as compiled by the N. C. Department of Environment and Natural Resources.
- Emergency Response Notification System (ERNS). ERNS is a listing of emergency response spill notifications for Wake County provided to the N. C. Department of Crime Control and Public Safety, Division of Emergency Management.

The following was indicated during the review of environmental regulatory agency listings:

- No NPL sites were positively identified within the standard ASTM search distance of one mile.

- Nine RCRA hazardous waste notifiers were identified within or close to the standard ASTM search distance of one mile. However, none of the facilities were located in proximity to the subject property and would not be anticipated to cause an adverse environmental impact.
- Twenty (20) sites were identified as Leaking Underground Storage Tank (LUST) incidents within or close to the standard ASTM search distance of one-half mile. None of the facilities identified are located within such proximity to the subject property that an adverse environmental impact would be anticipated.
- Two CERCLIS list facilities were identified within or close to the standard ASTM search distance of one-half mile. The listed sites were Raleigh Coal Gas Plant No. 1, and Raleigh Coal Gas Plant No. 2. These facilities are not located in proximity to the subject property and would not be anticipated to cause an adverse environmental impact to the subject property.
- No permitted solid waste management facilities were identified within one-half mile of the subject property on the North Carolina Solid Waste Facilities list.
- Two facilities were identified within one-half mile of the subject property on the North Carolina Inactive Hazardous Sites Inventory. The listed sites were Raleigh Coal Gas Plant No. 1, and Raleigh Coal Gas Plant No. 2. These facilities are not located in proximity to the subject property and would not be anticipated to cause an adverse environmental impact.
- The N. C. Department of Crime Control and Public Safety, Division of Emergency Management, was requested to furnish information from their database regarding spill incidents which may have occurred on or in proximity to the subject property and were reported to that agency under the Emergency Response Notification System (ERNS). According to their database, no spills have been reported on or in proximity to the subject property.

The subject property was not identified on any of the regulatory agency listings reviewed.

8.0 CONCLUSIONS AND RECOMMENDATIONS

On April 9 and 10, 2000, *GeoLogix* personnel conducted the site reconnaissance portion of a Phase I Environmental Site Assessment on eleven (11) parcels of land located on S. Blount St., E. Cabarrus St., and Stronach's Alley in Raleigh, North Carolina. The combined tracts covered by this Phase I assessment included 500, 508, 512 and 517 S. Blount St., 128 and 130 E. Cabarrus St., and 108, 111, 112, 114, and 116 Stronach's Alley.

Structures were observed on four tracts on the subject property during the site reconnaissance. They included a former gas station at 500 S. Blount St., a residence at 508 S. Blount St., a convenience store at 517 S. Blount St., and a sign store at 128 E. Cabarrus St. The aerial photographs reviewed and other information gathered during this study indicated that some of the buildings and parking areas on the subject property were in existence since at least 1964. There was evidence in the aerial photographs that residences previously occupied other tracts on the subject property. Residences appear to be previously located at 512 S. Blount St., and 108 and 112 Stronach's Alley. There is the possibility that other residences or structures may have existed on the subject property in the distant past before photographs or other reliable information was available.

During the site walkover, there was evidence of solid waste disposal on some of the tracts. However, there was no evidence of wholesale solid waste disposal or trash dumping on any of the tracts. No environmental concerns would be anticipated from the isolated disposal of solid wastes on site.

There was evidence of underground storage tanks (USTs) observed at the former gas station at 500 S. Blount St. tract on the subject property. There may be old, unregistered USTs located on other tracts including underground heating oil tanks on current and former residential sites. No above ground storage tanks were observed on the subject property.

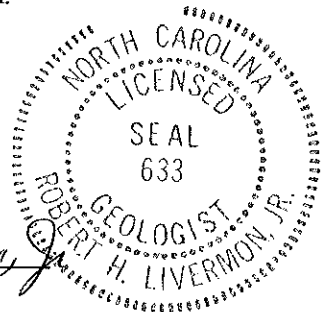
No NPL sites or Solid Waste facilities were identified within or close to standard ASTM search distances of the subject property during the review of regulatory agency listings. Two CERCLIS facilities, nine RCRA hazardous waste notifiers, twenty Leaking Underground Storage Tanks (LUST)/Groundwater Incidents list sites, and two Inactive Hazardous Waste Sites were identified within standard ASTM search distances. None of those facilities would be expected to have an adverse impact on the subject property. ERNS database information from the North Carolina Division of Emergency Management indicated no reported spills on or in proximity to the subject property.

In summary, this Phase I assessment did not find any conclusive evidence of environmental contamination, areas of environmental concerns, or other environmental conditions in connection with the subject property. However, based on currently-available information, there is the potential for subsurface environmental contamination existing on the subject property from USTs located at the former gas station at 500 S. Blount St. There is also the potential for perchloroethylene contamination from a former dry cleaning facility at 517 S. Blount St.

The city may want to consider conducting a limited Phase II assessment to test for petroleum hydrocarbon contamination at the former gasoline service station site at 500 S. Blount St. and/or for dry cleaning fluid contaminants at the 517 S. Blount St. location.

Robert H. Livermon, Jr.

Robert H. Livermon, Jr., P. G.

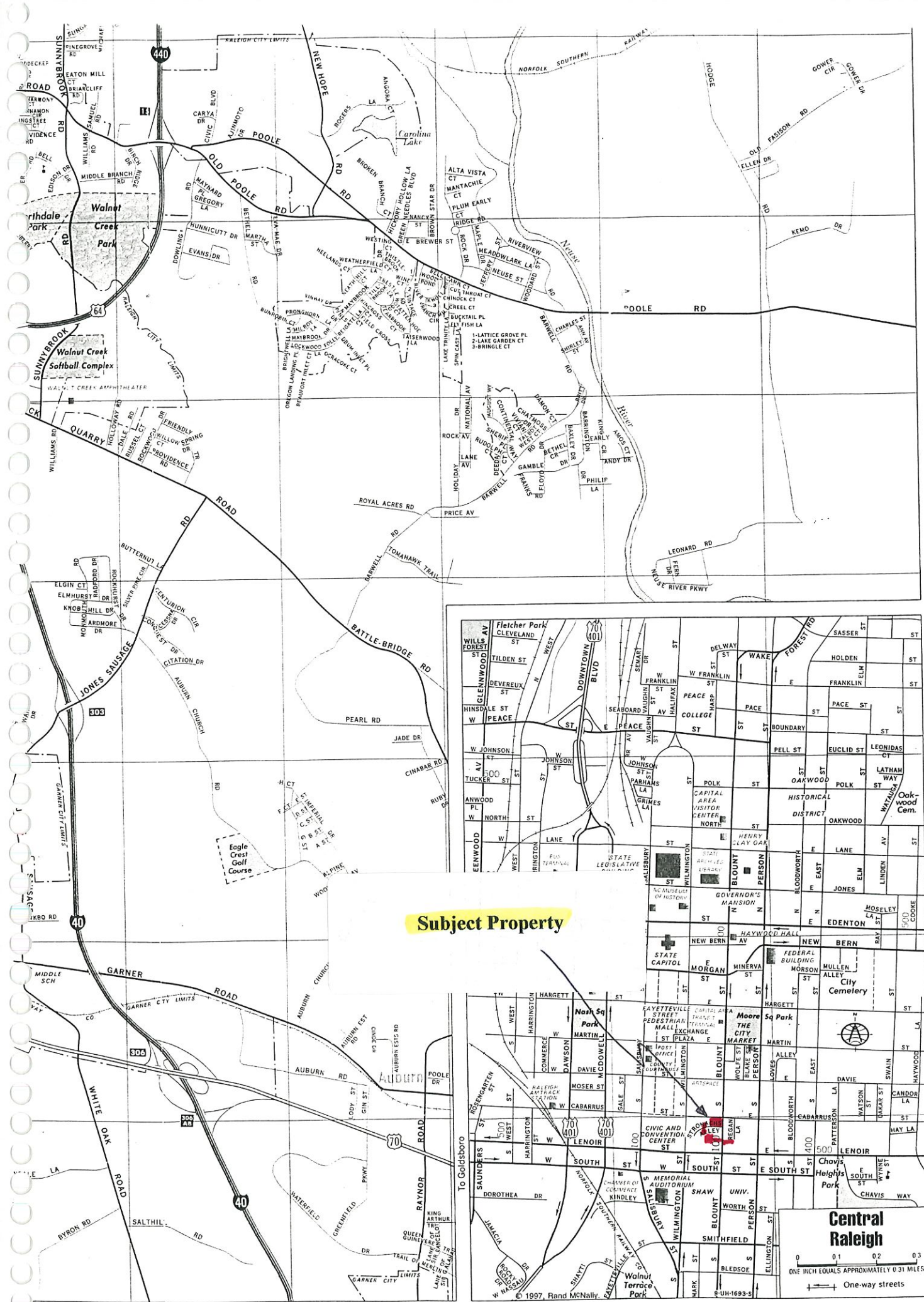


APPENDICES

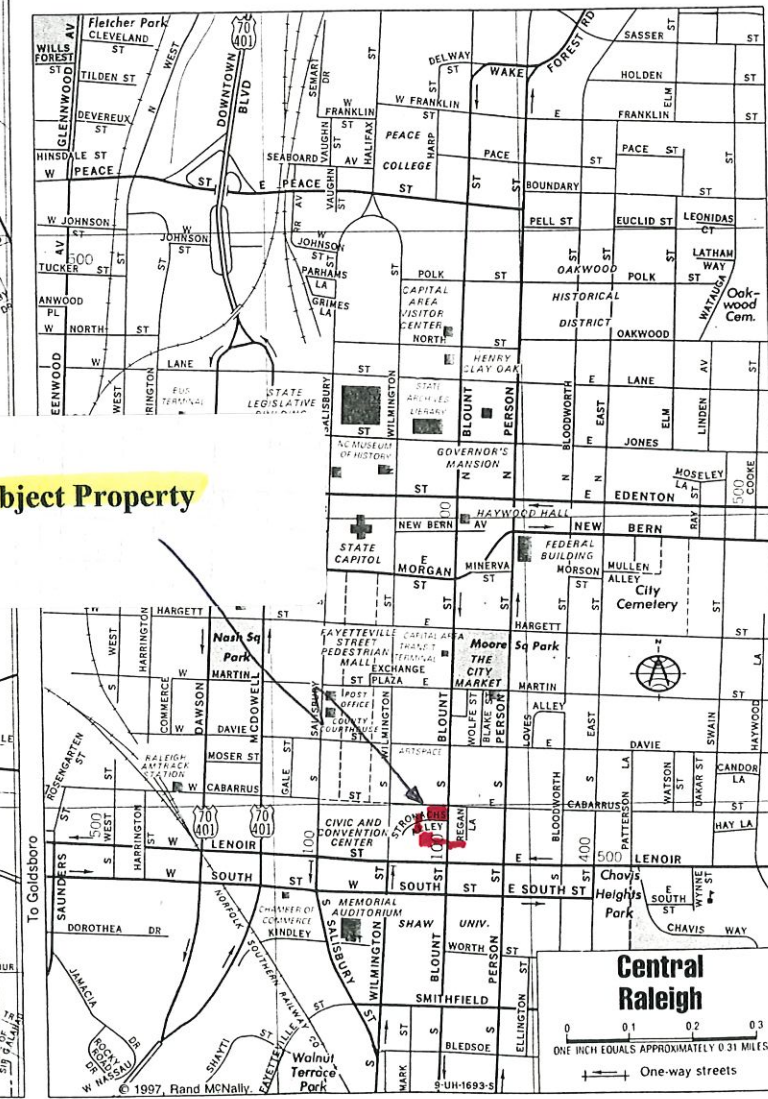
- A. SITE VICINITY MAP
- B. SITE PROPERTY MAP
- C. AERIAL PHOTOGRAPHS OF SUBJECT PROPERTY
- D. U. S. GEOLOGICAL SURVEY TOPOGRAPHIC MAP
- E. REPRESENTATIVE PHOTOGRAPHS OF SUBJECT PROPERTY
- F. REGULATORY AGENCY INFORMATION
- G. *GeoLogix* - QUALIFICATIONS OF PERSONNEL

Appendix A

Site Vicinity Map



Subject Property



BB

CC

DD

EE

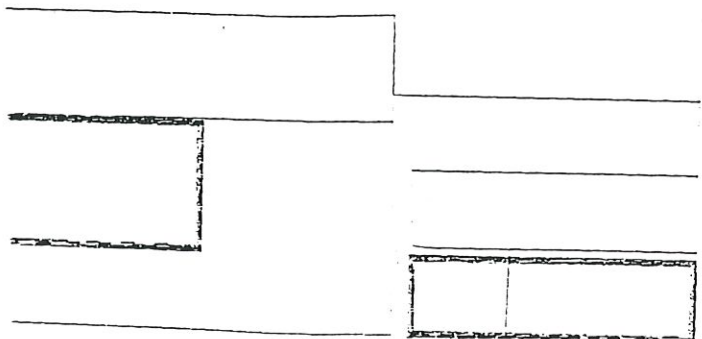
FF

GG

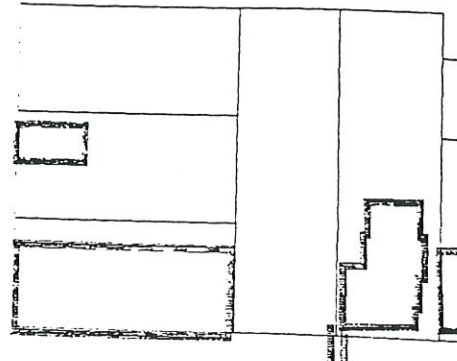
HH

Appendix B

Site Property Map



SOUTH BLOUNT STREET



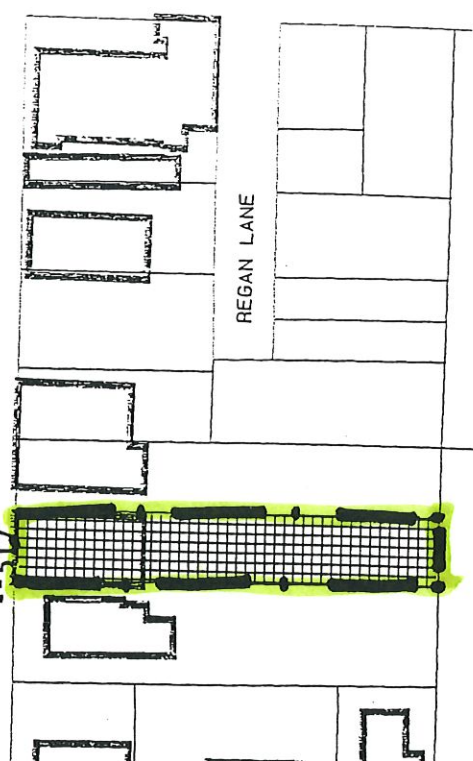
S STREET

EAST CABARRUS STREET



SR 2299

TH BLOUNT STREET



REGAN LANE

City of Raleigh

108/111/112/114 Stronach Alley
 500/508/512/514/516/517 S. Blount St.
 128/130 E. Martin

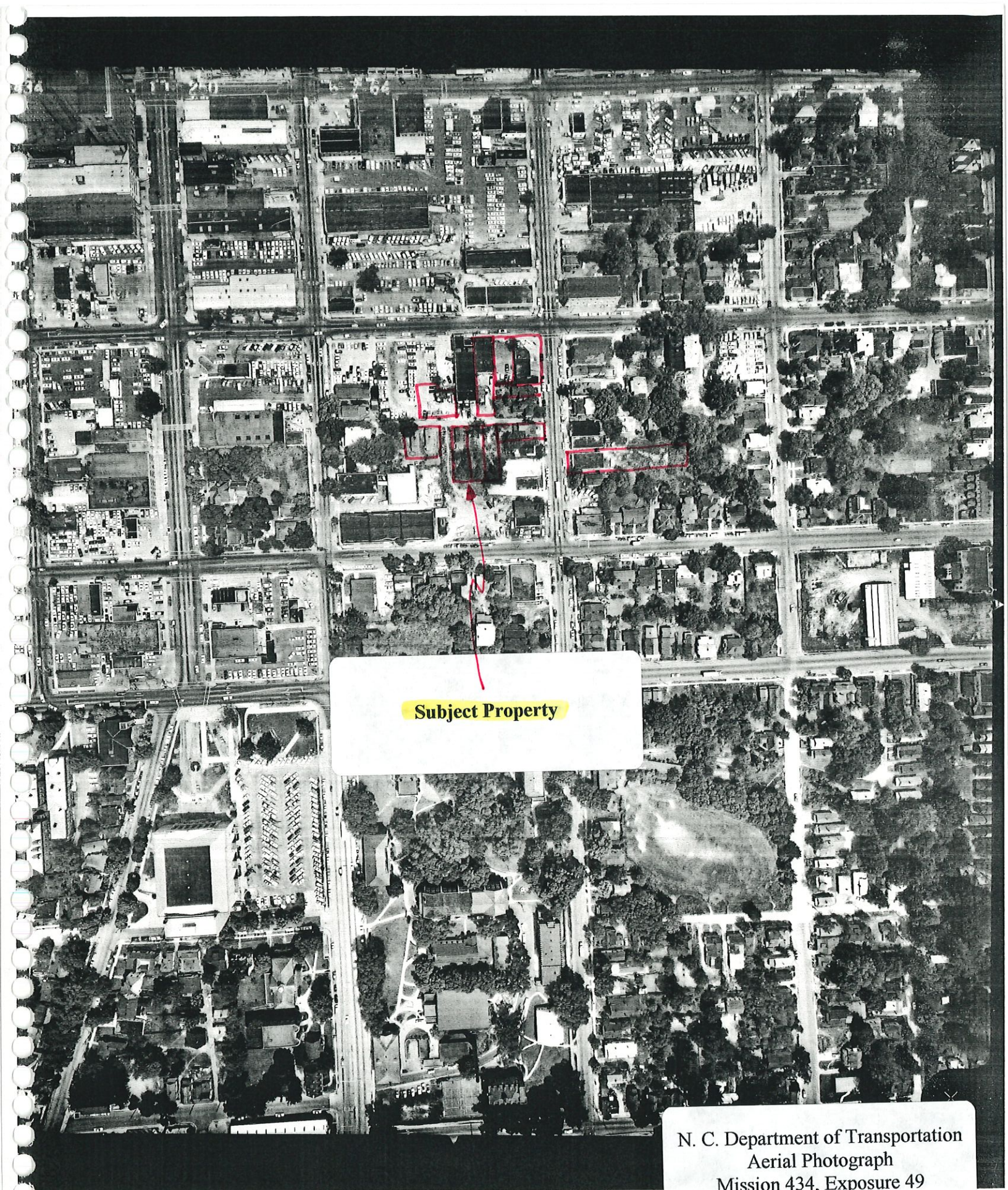


Scale: 1"=95'
 Name: HARPERC
 Date: 12/20/99

Information depicted herein is for reference purposes only, and is copied from the best available sources. The City of Raleigh assumes no responsibility for errors arising from the reuse of this map.

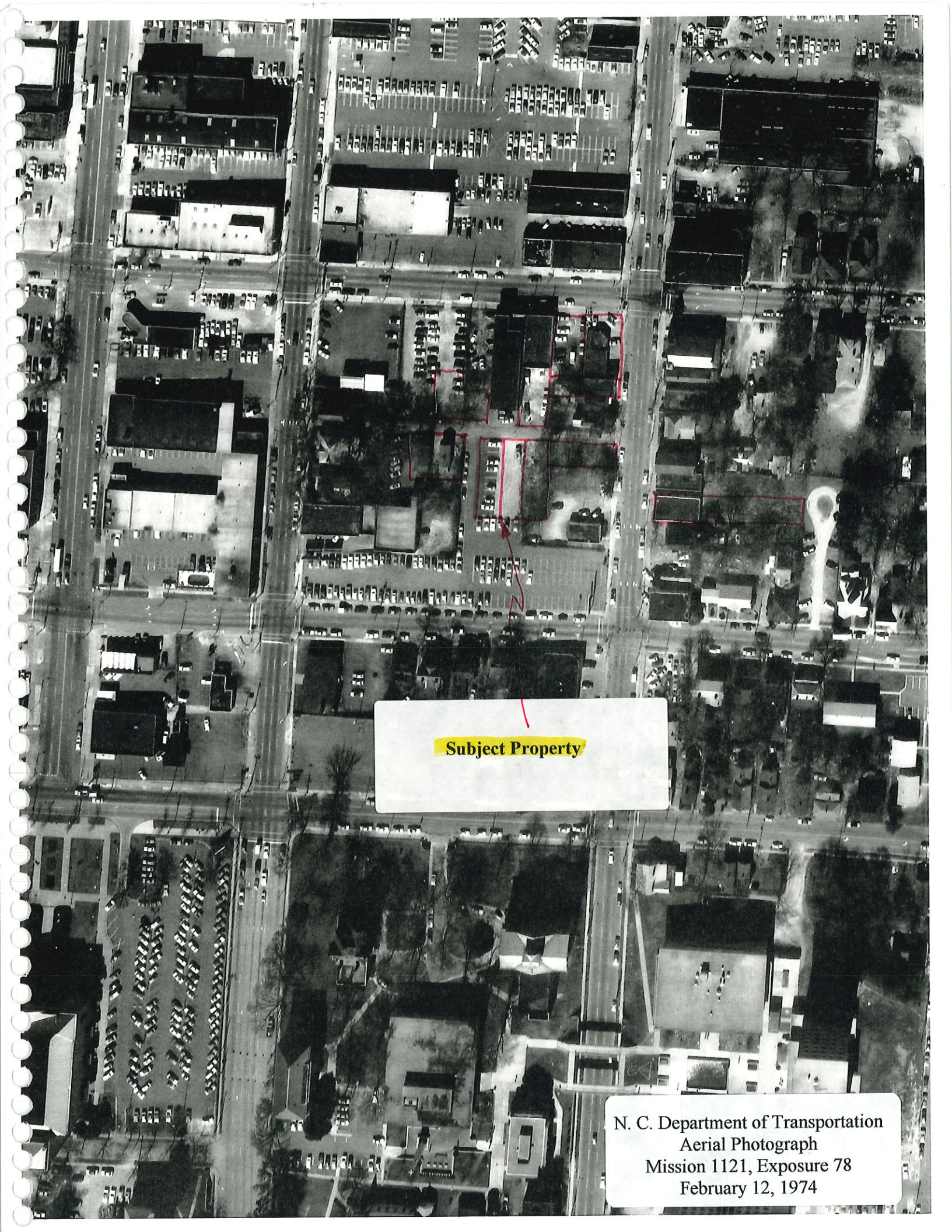
Appendix C

Aerial Photographs of Subject Property



Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 434, Exposure 49
June 7, 1964



Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 1121, Exposure 78
February 12, 1974

An aerial photograph of a city grid, likely Charlotte, North Carolina, showing a dense arrangement of buildings and streets. A white rectangular label with the text "Subject Property" is placed over the grid. A red line is drawn from the label to a specific area in the lower-middle part of the image, which is outlined in red. This area contains several buildings and parking lots. The overall image is in black and white, with a white border on the left side.

Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 1719, Exposure 32
April 20, 1983

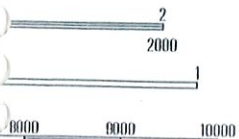
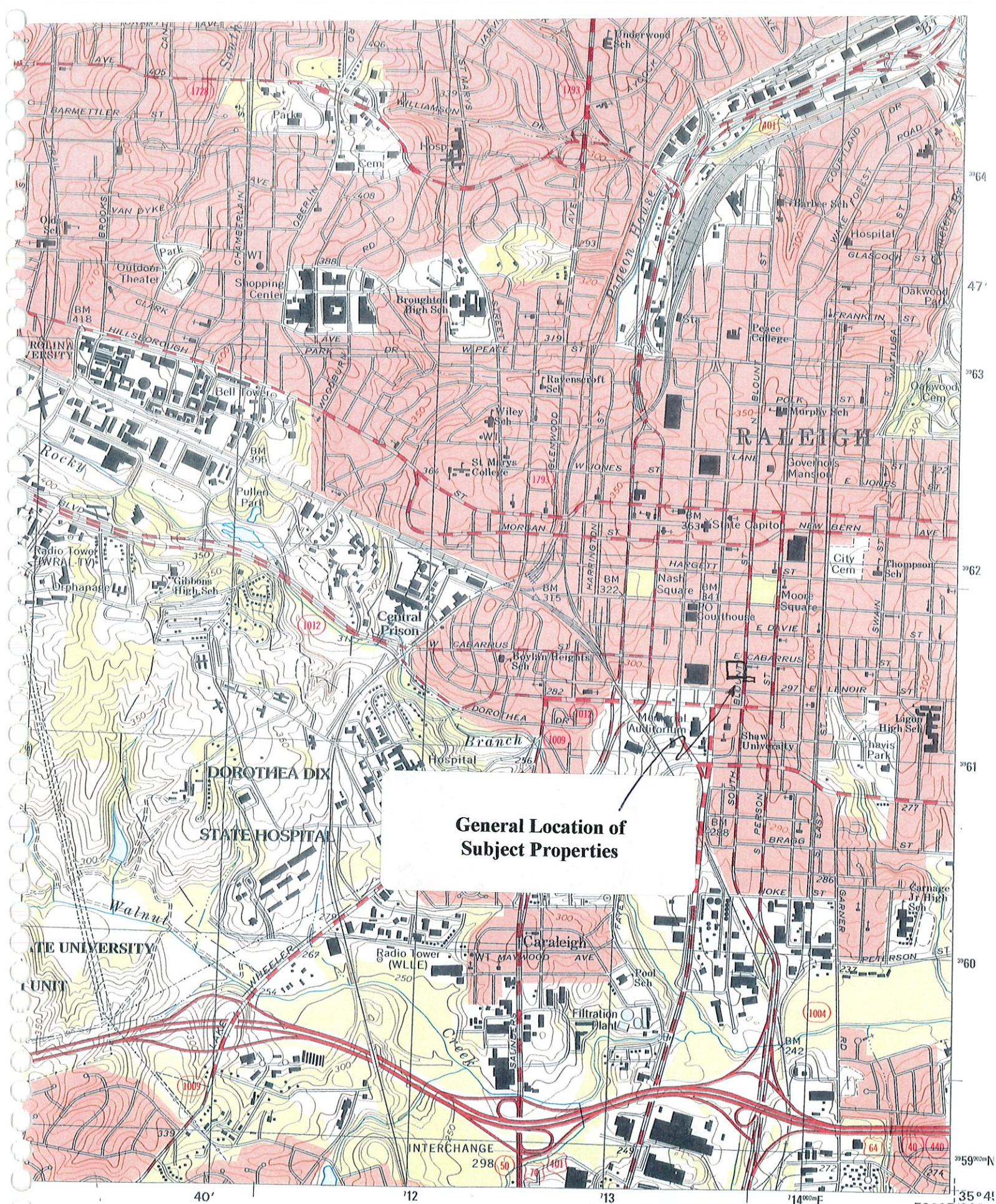


Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 3571, Exposure 427
March 25, 1995

Appendix D

U. S. Geological Survey Topographic Map



INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1000

ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road

Appendix E

Representative Photographs of Subject Property



128 E. Cabarrus St. - Front of Innovative Sign Systems Building



128 E. Cabarrus St. - Rear of Lot Behind Innovative Sign Systems Building Facing North



130 E. Cabarrus St. - View of Vacant Lot Facing South



500 S. Blount St. - View of Side of Former Gasoline Service Station Facing South



500 S. Blount St. - Another View of Former Gasoline Service Station Facing Northwest



500 S. Blount St. - UST Vent Pipes Behind West Wall of Former Gasoline Service Station



500 S. Blount St. - UST Access Ports



508 S. Blount St. - View of Residence on Subject Property Facing West



512 S. Blount St. - View of Vacant Lot Facing East From Back Property Line



517 S. Blount St. - View of Front of Convenience Store on Subject Property



517 S. Blount St. - View of Rear of Convenience Store on Subject Property



517 S. Blount St. - Back Yard of Convenience Store on Subject Property Facing Southeast



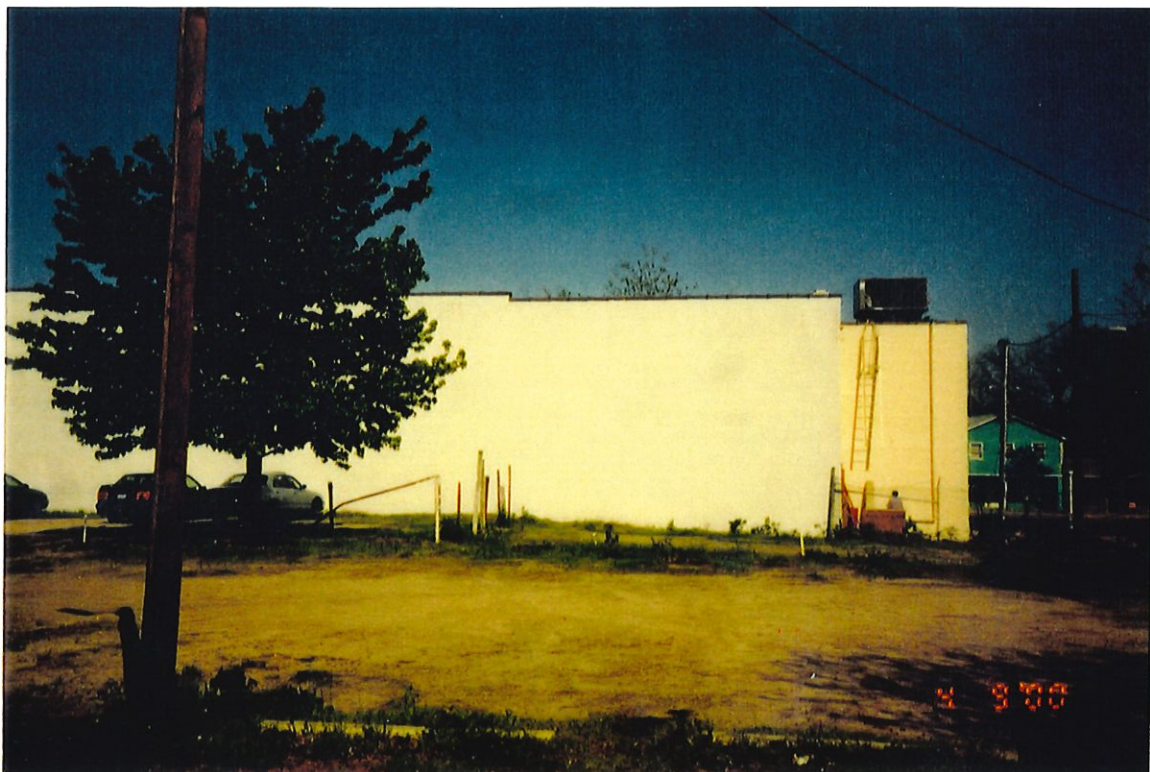
112 and 114 Stronach's Alley - Parking Lots on Subject Property Facing North



116 Stronach's Alley - Parking Area and Vegetation on Subject Property Facing North



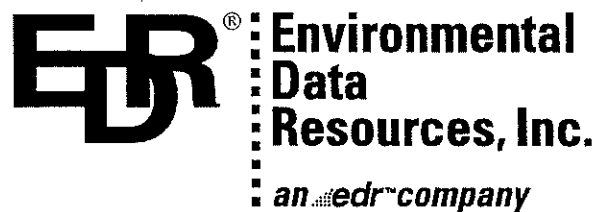
108 Stronach's Alley - Parking Lot on Subject Property Facing South



111 Stronach's Alley - Parking Lot on Subject Property Facing East

Appendix F

Regulatory Agency Information



The EDR-Radius Map with GeoCheck®

**City of Raleigh Tracts
500 E. Davie St
Raleigh, NC 27601**

Inquiry Number: 485427.1s

April 17, 2000

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer and Other Information

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY ADDRESS

500 E. DAVIE ST
RALEIGH, NC 27601

TARGET PROPERTY COORDINATES

Latitude (North): 35.775120 - 35° 46' 30.4"
Longitude (West): 78.632600 - 78° 37' 57.4"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 713996.8
UTM Y (Meters): 3961392.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2435078-G6 RALEIGH WEST, NC
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-97 search radius around the target property for the following Databases:

FEDERAL ASTM STANDARD

NPL:..... National Priority List
Delisted NPL:..... NPL Deletions
CORRACTS:..... Corrective Action Report
ERNS:..... Emergency Response Notification System

STATE ASTM STANDARD

SWF/LF:..... Solid Waste Facilities

FEDERAL ASTM SUPPLEMENTAL

CONSENT:..... Superfund (CERCLA) Consent Decrees
ROD:..... ROD
FINDS:..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS:..... Hazardous Materials Information Reporting System
MLTS:..... Material Licensing Tracking System
MINES:..... Mines Master Index File
NPL Lien:..... NPL Liens
PADS:..... PCB Activity Database System
RAATS:..... RCRA Administrative Action Tracking System

EXECUTIVE SUMMARY

TRIS:..... Toxic Chemical Release Inventory System
TSCA:..... Toxic Substances Control Act

STATE OR LOCAL ASTM SUPPLEMENTAL

IMD:..... Incident Management Database

EDR PROPRIETARY DATABASES

Coal Gas:..... Former Manufactured gas (Coal Gas) Sites.

SURROUNDING SITES: DATABASES WITH MAPPED SITES

Unmapped (orphan) sites are not considered in the foregoing analysis.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

FEDERAL ASTM STANDARD

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/14/2000 has revealed that there are 3 CERCLIS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>RALEIGH COAL GAS PLANT NO. 1</i>	<i>S. MCDOWELL ST AT W. CA</i>	<i>1/2 - 1 W</i>	<i>J38</i>	<i>43</i>
<i>RALEIGH COAL GAS PLANT NO. 2</i>	<i>W. CABARRUS ST</i>	<i>1/2 - 1 W</i>	<i>J39</i>	<i>44</i>

CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 02/14/2000 has revealed that there is 1 CERC-NFRAP site within approximately 0.75 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
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RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-TSD list, as provided by EDR, and dated 12/22/1999 has revealed that there is 1 RCRIS-TSD site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ASHLAND CHEMICAL CO RALEIGH	1415 BLOODWORTH ST	1/2 - 1 S	T87	115

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 12/22/1999 has revealed that there is 1 RCRIS-LQG site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHAW UNIVERSITY	118 E SOUTH ST	1/4 - 1/2 SW	18	25

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 12/22/1999 has revealed that there are 8 RCRIS-SQG sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ACME CLEANERS	331 NEW BERN AVE	1/4 - 1/2 NNW	C12	17
HONEYCUTT CLEANERS	605 NEW BERN AVE	1/4 - 1/2 NNE	17	22
SIR WALTER CHEVROLET CO INC	530 S MCDOWELL ST	1/2 - 1 WSW	J40	44
NEWS & OBSERVER PUBLISHING CO	215 S MCDOWELL ST	1/2 - 1 WNW	L49	58
NC DEPT OF TRANS DMV	1100 NEW BERN AVE	1/2 - 1 ENE	N53	65
NC LAB OF PUBLIC HEALTH BATH B	306 N WILMINGTON ST	1/2 - 1 NNW	57	70
ROSE & SONS AUTO SERVICE INC	410 W SOUTH ST	1/2 - 1 WSW	74	100

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CAROLINA COACH CO	1201 S BLOUNT ST	1/2 - 1 SSW	R73	90

STATE ASTM STANDARD

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environment, Health, & Natural Resources' Inactive Hazardous Sites Program.

A review of the SHWS list, as provided by EDR, has revealed that there are 4 SHWS sites within

EXECUTIVE SUMMARY

approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RALEIGH COAL GAS PLANT NO. 1	S. MCDOWELL/W. CABARRUS	1/2 - 1 W	J47	57
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ASHLAND CHEMICAL COMPANY	1415 S BLOODWORTH ST	1/2 - 1 S	T81	108

LUST: The Leaking Underground Storage Tank Incidents Management Database contains an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environment, Health & Natural Resources' Incidents by Address.

A review of the LUST list, as provided by EDR, and dated 01/28/2000 has revealed that there are 61 LUST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DAVIE ST. STATION (FORMER)	412 E DAVIE ST	0 - 1/8 WSW	A1	5
NW CORNER OF EAST & MARTIN ST.	EAST / MARTIN ST.	0 - 1/8 N	3	7
WAREHOUSE OF TIRES	325 S PERSON ST	1/8 - 1/4WNW	5	10
GENERAL SERVICES ADMIN.	420 S PERSON ST	1/8 - 1/4WSW	6	11
SHAW UNIVERSITY NE CAMPUS	E LENIOR ST / S BLOOD	1/8 - 1/4SSW	7	12
CP&L	WILMINGTON / DAVIE ST	1/4 - 1/2W	B11	16
MAIN POST OFFICE	310 NEW BERN AVE	1/4 - 1/2NNW	C14	18
HONEYCUTT CLEANERS	605 NEW BERN AVE	1/4 - 1/2NNE	17	22
NC SCHOOL BD. ASSN.	311 E EDENTON ST	1/4 - 1/2NNW	24	31
OLD WAKE CO. OFFICE BLDG.	337 S SALISBURY ST	1/4 - 1/2W	E25	32
CABARRUS ST. PARKING DECK	436 S SALISBURY ST	1/4 - 1/2W	F26	33
DAVIDSON HEIRS-MARTHA SPLAWN	817 COTTON PL	1/4 - 1/2NE	27	33
NC DEPT OF REVENUE	100 W MORGAN ST	1/2 - 1 WNW	G31	37
RALEIGH PROFESSIONAL BLDG.	127 W HARGETT ST	1/2 - 1 WNW	H34	39
SOUTHERN BELL TELEPHONE	121 W MORGAN ST	1/2 - 1 WNW	G35	40
WAKE CO. EMS	201 W MARTIN ST	1/2 - 1 W	I37	42
MEREDITH COLLEGE-BREWER CENTER	HILLSBOROUGH ST	1/2 - 1 NW	K45	55
MITCHELL DIST CO	HWY 54	1/2 - 1 NW	K46	56
NEWS & OBSERVER PUBLISHING CO.	215 S MCDOWELL ST	1/2 - 1 WNW	L50	61
NEW WAKE CO. JAIL	SALISBURY ST.	1/2 - 1 W	M52	64
RALEIGH POLICE SERVICE CENTER	110 S MCDOWELL ST	1/2 - 1 WNW	O55	68
RALEIGH NATIONAL CEMETARY	501 ROCK QUARRY RD	1/2 - 1 E	56	69
EXXON 4-1988	1200 NEW BERN AVE	1/2 - 1 ENE	N61	74
FIRE STATION #1	220 S DAWSON ST	1/2 - 1 WNW	P63	77
DEPT. OF ADMIN.-JONES ST.	116 W JONES ST	1/2 - 1 NW	64	78
WILLIFORD'S GULF	1208 NEW BERN AVE	1/2 - 1 ENE	Q66	80
LOZUPONE PROPERTY	HILLSBOROUGH / DAWSON	1/2 - 1 WNW	69	87
CITY OF RALEIGH	1011 E. MORGAN ST.	1/2 - 1 ENE	70	88
ROSE & SONS AUTO SERVICE INC	410 W SOUTH ST	1/2 - 1 WSW	74	100
MCCOY/WINSHIELD	301 W JONES ST # 303	1/2 - 1 NW	S75	102
DILLON SUPPLY CO.	216 S WEST ST	1/2 - 1 WNW	76	103
SUN OIL CO.	303 W JONES ST	1/2 - 1 NW	S77	104
GREYHOUND LINES INC	314 W JONES ST	1/2 - 1 NW	S78	105
J.W. WEAVER PROPERTY	321 W JONES ST	1/2 - 1 NW	S79	106
BARNEY JOYNER PROPERTY	520 W SOUTH ST	1/2 - 1 WSW	80	107
ST. AUGUSTINES COLLEGE	1315 OAKWOOD AVE	1/2 - 1 NE	U82	108
CLANCY & THEYS CONSTRUCTION C	516 W CABARRUS ST	1/2 - 1 W	83	109

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DEHAYS ASSOCIATES	1300 OAKWOOD AVE	1/2 - 1 NE	U84	112
BP FOOD MART-PERSON ST.	N. PERSON ST. / PEACE	1/2 - 1 N	85	113
CP&L	113 N WEST ST	1/2 - 1 WNW	86	114
PEACE ST. MOTOR POOL	220 E PEACE ST	1/2 - 1 NNW	88	116
CP&L HARRINGTON ST. YARD	HARRINGTON ST.	1/2 - 1 NW	90	122
CARTER RESIDENCE	1330 S STATE ST	1/2 - 1 SSE	91	123
TAO AUTO REPAIR-AMER.CANCER	623 HILLSBOROUGH ST	1/2 - 1 WNW	W92	124
NC DIV DENTAL HEALTH WAREHOUSE	CAPITAL BLVD.	1/2 - 1 NW	93	125
TAYLOR'S CAPITAL SUNOCO STA.	630 HILLSBOROUGH ST	1/2 - 1 WNW	W94	126
MIDSTATE PETROLEUM- SUNOCO	630 HILLSBOROUGH ST	1/2 - 1 WNW	W95	127
ITG TOURS	GLENWOOD AVE	1/2 - 1 WNW	W97	129
ITG TOURS (FORMER OFFICE)	GLENWOOD AVE	1/2 - 1 WNW	W98	130
DAVID ALLEN CO.	309 N HARRINGTON ST	1/2 - 1 NW	99	131
ERVIN RADIATOR WORKS-FRAZIER	901 S SAUNDERS ST	1/2 - 1 WSW	X100	132
303 N. WEST	303 N WEST ST	1/2 - 1 NW	101	133
EQUIPMENT DESIGN & SERVICES	201 S BOYLAN AVE	1/2 - 1 WNW	102	134
R.B. STOKES CONCRETE CO.	927 S SAUNDERS ST	1/2 - 1 WSW	X105	137
WARREN DISTRIBUTION CORP.	226 GLENWOOD AVE	1/2 - 1 WNW	106	138
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CARLOINA TRAILWAYS	1201 S BLOUNT ST	1/2 - 1 SSW	R71	89
CAROLINA TRAILWAYS	1201 S BLOUNT ST	1/2 - 1 SSW	R72	89
CARGILL INC.	1400 S. BLOUNT ST.	1/2 - 1 SSW	V89	117
CAT MAINTENANCE	1430 S BLOUNT ST	1/2 - 1 SSW	V96	128
CAT BUS GARAGE	1430 S BLOUNT ST	1/2 - 1 SSW	103	135
MONTGOMERY-GREEN.INC.	1420 S WILMINGTON ST	1/2 - 1 SSW	104	136

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environment, Health, & Natural Resources' Petroleum Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 11/16/1999 has revealed that there are 39 UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DAVIE STREET S/C	412 E DAVIE ST	0 - 1/8 W	A2	5
DUNNS TEXACO SERVICE	502 S BLOODWORTH ST	0 - 1/8 SW	4	8
CROSBY - GARFIELD	568 E LENOIR ST	1/8 - 1/4 SE	8	13
MCLAURIN CO PARKER LOT	120 E DAVIE ST	1/4 - 1/2 W	B9	14
FLOYD S PIKE ELEC CONTRACTOR	430 NEW BERN AVE	1/4 - 1/2 N	10	15
J W LIGON MIDDLE	706 E LENOIR ST	1/4 - 1/2 ESE	13	17
TRAILWAYS TERMINAL	313 NEW BERN AVE	1/4 - 1/2 NNW	C15	20
U.S. GENERAL SERVICES ADMIN.	310 NEW BERN AVE	1/4 - 1/2 NNW	C16	21
HONEYCUTT CLEANERS	605 NEW BERN AVE	1/4 - 1/2 NNE	17	22
SHAW UNIVERSITY	118 E SOUTH ST	1/4 - 1/2 SW	18	25
CAROLINA POWER & LIGHT COMPAN	411 FAYETTEVILLE STREET	1/4 - 1/2 W	D19	27
RALEIGH CIVIC CENTER	500 FAYETTEVILLE STREET	1/4 - 1/2 W	D20	28
WAKE COUNTY OFFICE BLDG.	336 FAYETTEVILLE STREET	1/4 - 1/2 WNW	E21	28
HUDSON BELK CO.	319 FAYETTEVILLE STREET	1/4 - 1/2 WNW	E22	29
WAKE COUNTY COURTHOUSE	316 FAYETTEVILLE STREET	1/4 - 1/2 WNW	E23	29
CABARRUS ST PARKING DECK	436 S SALISBURY ST	1/4 - 1/2 W	F28	34
HUNTER ELEMENTARY	1018 E DAVIE ST	1/4 - 1/2 E	30	36

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RALEIGH PROFESSIONAL BUILDING	127 W HARGETT ST	1/2 - 1 WNW H32		38
HUNTER & ASSOCIATES PROF. BLD	127 W HARGETT ST	1/2 - 1 WNW H33		39
SEVEN-UP BOTTLING CO.	129 W SOUTH ST	1/2 - 1 WSW 36		41
SIR WALTER CHEVROLET CO INC	530 S MCDOWELL ST	1/2 - 1 WSW J40		44
HUNT GENERAL TIRE CO., INC.	428 S MCDOWELL ST	1/2 - 1 W 42		47
ENTERPRISE RENT-A-CAR	431 S MCDOWELL ST	1/2 - 1 W J43		49
SOUTHERN BELL-GLC 21311	121 W MORGAN ST	1/2 - 1 WNW G44		53
EMS #1	201 W MARTIN ST	1/2 - 1 WNW I48		57
NEWS & OBSERVER PUBLISHING CO	215 S MCDOWELL ST	1/2 - 1 WNW L49		58
MUNICIPAL BUILDING	222 W HARGETT ST	1/2 - 1 WNW L51		62
CITY OF RALEIGH-POLICE SER. C	110 S MCDOWELL ST	1/2 - 1 WNW O54		65
RALEIGH NATIONAL CEMETARY	501 ROCK QUARRY RD	1/2 - 1 E 56		69
MOORE/B & T AUTO	703 ROCK QUARRY RD	1/2 - 1 ESE 58		71
FIRESTONE STORE #06JM/003298	333 S DAWSON ST	1/2 - 1 W M59		71
CAPITAL CITY TRUCK RENTAL	320 S DAWSON ST	1/2 - 1 W 60		73
HUNTERS EXXON	1200 NEW BERN AVE	1/2 - 1 ENE N62		75
FIRE STATION #1	220 S DAWSON ST	1/2 - 1 WNW P63		77
RALEIGH CEMETERY ASSOCIATION	701 OAKWOOD AVE	1/2 - 1 NNE 65		79
GOODWILL INDUSTRIES	321 W HARGETT ST	1/2 - 1 WNW P67		81
WILLIFORD'S BP	1210 NEW BERN AVE	1/2 - 1 ENE Q68		82
ROSE & SONS AUTO SERVICE INC	410 W SOUTH ST	1/2 - 1 WSW 74		100
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CAROLINA COACH CO	1201 S BLOUNT ST	1/2 - 1 SSW R73		90

STATE OR LOCAL ASTM SUPPLEMENTAL

HSDS: The Hazardous Substance Disposal Sites list contains locations of uncontrolled and unregulated hazardous waste sites. The file contains sites on the national priority list as well as the state priority list. The data source is the North Carolina Center for Geographic Information and Analysis.

A review of the NC HSDS list, as provided by EDR, and dated 06/21/1995 has revealed that there are 4 NC HSDS sites within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EAST CAROLINA HEAT TREAT SERV		1 - 2 WSW 0		5
RALEIGH COAL GAS PLANT NO. 2		1/2 - 1 W 0		5
ASHLAND CHEM CO		1/2 - 1 S 0		5
RALEIGH COAL GAS PLANT NO. 1		1/2 - 1 W 0		5

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
RDU AIRPORT AFSS	LUST
WINN DIXIE WAREHOUSE (FORMER)	LUST
L.C. POOLE SERVICE CENTER	UST
H. H. POLLARD & SON GROCERY	UST
WATTS GULF SERVICE	UST
HOLDERS STORE	UST
VILLAGE CONVENIENT MART	UST
PHILLIPS 66 COMPANY #023263	UST
EATMANS CARPETS	UST
CIRCLE K #8212	UST
NC CORR. INST. FOR WOMEN	UST
VACANT GARAGE/SHOWROOM&WAREHO	UST
WAKE COUNTY SOCIAL SERVICES	UST
WAKE COUNTY SOCIAL SERVICE	UST
NORTHERN DIVISION SERVICE BLD	UST
FAIRGROUNDS BEVERAGE	UST
SAINT AUGUSTINE COLLEGE	UST
MUNN & FOWLER REFRIG.	UST
E.B. BAIN WATER PLANT	UST
BOBBYS GROCERY #1	UST
DUMAS OIL COMPANY	UST
NC DEPT.OF COMM. HELICOPTER O	UST
FIRST CITIZENS BANK WAREHOUSE	UST
GENERAL SERVICES ADMINISTRATI	UST
COMMUNITY GROCERY	UST
WEE BOB MINI MART	UST
AMERICAN BAKERIES CO.	UST
UNKNOWN - OUR #56-9335-115	UST
GRAY FUNERAL HOME	UST
NC-29	UST

OVERVIEW MAP - 485427.1s - Geologix, Inc.

1/4, 1/2, and 1 mile radius map
Target Property Map Modified to
Center on Intersection of S. Blount
St. and E. Cabarrus St. at the X



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites

- ~ Power transmission lines
- ~ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Wetlands per National Wetlands Inventory (1994)

■ Hazardous Substance Disposal Sites

TARGET PROPERTY: City of Raleigh Tracts
ADDRESS: 500 E. Davie St
CITY/STATE/ZIP: Raleigh NC 27601
LAT/LONG: 35.7751 / 78.6326

CUSTOMER: Geologix, Inc.
CONTACT: Mr. Rob Livermon
INQUIRY #: 485427.1s
DATE: April 17, 2000 10:27 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	1	2	NR	3
CERC-NFRAP		0.750	0	0	0	1	NR	1
CORRACTS		1.500	0	0	0	0	0	0
RCRIS-TSD		1.000	0	0	0	1	NR	1
RCRIS Lg. Quan. Gen.		0.750	0	0	1	0	NR	1
RCRIS Sm. Quan. Gen.		0.750	0	0	2	6	NR	8
ERNS	TP		NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.500	0	0	1	3	0	4
State Landfill		1.000	0	0	0	0	NR	0
LUST		1.000	2	3	7	49	NR	61
UST		0.750	2	1	14	22	NR	39
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.500	0	0	0	0	0	0
ROD		1.500	0	0	0	0	0	0
FINDS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.750	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
NC HSDS		1.500	0	0	0	3	1	4
IMD	TP		NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY DATABASES</u>								
Coal Gas		1.500	0	0	0	0	0	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Emergency Response Notification System (ERNS)



5316 Deep Valley Run
Raleigh, NC 27606
Phone: 919-859-4544

Mr. Richard Berman
SARA Title III Coordinator
N. C. Dept. of Crime Control & Public Safety
Division of Emergency Management
116 W. Jones St.
Raleigh, North Carolina 27603

April 10, 2000

Dear Richard:

Please search your Emergency Response Spill Notification System ("ERNS") database for spill notifications reported for the following street addresses in Raleigh, North Carolina.

- 400-600 S. Blount St.
- 100-200 E. Cabarrus St.
- 100-200 Stronach's Alley
- 400-500 E. Davie St.
- 300-500 S. East St.

If you have any questions, call me at 859-4544 (Raleigh number). After you have completed the search, please fax the results to my attention at the same phone number above.

Thanks for your assistance.

Yours very truly,

Robert H. Livermon, Jr., P. G.

Geological & Environmental Consulting

Professional Geologist • Registered Environmental Manager • Certified Environmental Inspector



North Carolina Division of Emergency Management *Facsimile Transmittal*

<input type="checkbox"/> Director's Office Fax	(919) 733-5406	<input checked="" type="checkbox"/> Plans Fax	(919) 733-2860
<input type="checkbox"/> Operations Fax	(919) 733-7554	<input type="checkbox"/> Mitigation Fax	(919) 715-5408
<input type="checkbox"/> Training Fax	(919) 733-6327	<input type="checkbox"/> Other	_____

TO: Name: Rob Livermon, Jr.
Agency: Geologix
Fax No.: 919-859-4544

FROM: Name: Richard Berman
Agency: Hazardous Materials Program Manager
Phone: 919-733-3898

Date April 10, 2000 Time: 0855 No. of Pages (including cover): 1

Remarks/Special Instructions

Please allow this fax to serve as notification that a search of the NC Division of Emergency Management spill report database did not result in identifying any incident reports for the following location in Wake County, NC:

400-600 S. Blount St.
100-200 E. Cabarrus St.
100-200 Stronach's Alley
400-500 E. Davie St.
300-500 S. East St.

Please note the period of reports filed with this agency, and included in our database, extends from January 1, 1994 to present.

I would also suggest you contact the following agencies:

Wake County Emergency Management - 919-856-6480

US Environmental Protection Agency spill database - http://www.epa.gov/enviro/index_java.html

NC Department of Environment and Natural Resources
Division of Air Quality - 919-733-5291
Division of Water Quality - 919-733-3340
Division of Waste Management
Hazardous Waste Section - 919-733-2178
Solid Waste Section - 919-733-0692
Superfund Section - 919-733-2801

Appendix G

GeoLogix - Qualifications of Personnel



GeoLogix

Qualifications of Environmental Professionals

Principal: Robert H. Livermon, Jr.

Education: North Carolina State University (B. S. - Geology, 1973)

Licenses: N. C. Board for Licensing of Geologists - **Professional Geologist**, License No. 633

S. C. State Board of Registration for Geologists - **Professional Geologist**, License No. 383

Certifications: - **Registered Environmental Manager** No. 9963 - National Registry of Environmental Professionals

- **Certified Environmental Inspector** - Environmental Assessment Association

- 40-Hour Hazwopper Certified (refresher course completed December, 1998)

The principal of *GeoLogix* has over twenty-six (26) years of experience in the environmental field. During twenty-two (22) years of employment with a local utility, Mr. Livermon performed environmental site assessments for eight (8) years.

Mr. Livermon is experienced in the areas of site assessments, site remediation/spill clean-ups, Spill Prevention Control and Countermeasure (SPCC) Plan preparation, environmental permitting, solid waste disposal, waste minimization, and transportation, storage, treatment and disposal of hazardous substances, toxic substances, and hazardous wastes. Mr. Livermon possesses an across-the-board knowledge of environmental regulations which, along with his years of experience, allows him to perform multi-media environmental compliance audits at plant and manufacturing facilities, maintenance buildings, warehouses, and garages. Mr. Livermon also has experience in the environmental regulatory area. He was employed for two and one-half years with an environmental regulatory agency of the State of North Carolina.

GeoLogix has provided clients with a variety of environmental and geological consulting services since 1995 including over seventy (70) Phase I Environmental Site Assessments, twelve (12) Phase II Environmental Site Assessments, and fourteen (14) Underground Storage Tank (UST) closures. *GeoLogix* also provides clients with waste management services, toxic and hazardous waste training, and other geological consulting services.